

Prepared by:
Morris & Associates
2309 Oliver Road
Monroe, LA, 71201
Telephone: 318-330-9020
John C Morris IV Bar# 103716

Return To:
Morris & Associates
2309 Oliver Road
Monroe, LA, 71201
Telephone: 318-330-9020

**Substitute Trustee's Deed
Indexing Instructions**

Lot 69, Sec B, Henry's Plantation SD, Sec 22, T1S, R6W, DeSoto County, MS., book 67, page 21

STATE OF MISSISSIPPI
COUNTY OF DeSoto

GRANTOR:
John C Morris IV
2309 Oliver Road
Monroe LA 71201
318-330-9020

GRANTEE:
Wells Fargo Bank, N.A.
8480 Stage Coach Circle
Frederick, MD 21701
800-662-3806

WHEREAS, on the 20th day of December, 2005 and acknowledged on the 20th day of December, 2005, Ricky Farmer AKA Rickie Farmer, an unmarried man, executed and delivered a certain Deed of Trust unto Lem Adams, III, Attorney, Trustee for Mortgage Electronic Registration Systems, Inc. as nominee for Union Federal Bank of Indianapolis, Beneficiary, to secure an indebtedness therein described, which Deed of Trust is recorded in the office of the Chancery Clerk of DeSoto County, Mississippi in Book 2388 at Page 638; and

WHEREAS, on the 23rd day of April, 2009, Mortgage Electronic Registration Systems, Inc., assigned said Deed of Trust unto Wells Fargo Bank, N.A. dba Americas Servicing Company, by instrument recorded in the office of the aforesaid Chancery Clerk in Book 3021 at Page 472; and

WHEREAS, on the 10th day of July, 2012 the Holder of said Deed of Trust substituted and appointed John C Morris IV as Trustee in said Deed of Trust, by instrument recorded in the office of the aforesaid Chancery Clerk in DK T Book 3467 at Page 551; and

WHEREAS, default having been made in the payments of the indebtedness secured by the said Deed of Trust, and the holder of said Deed of Trust, having requested the sale for the purpose of paying said indebtedness or as much thereof as said brings; and

WHEREAS, I, John C Morris IV, Substitute Trustee advertised the sale of the following described real property by Substitute Trustee's Notice of Sale, dated July 23, 2012 by posting same at the bulletin board on the first floor in the middle of the building between the front and back door of the courthouse in DeSoto County and by publishing said Notice in DeSoto Times-Tribune for three (3) consecutive weeks, proof of publication being attached hereto as Exhibit "A" and incorporated herein by reference, which notice stated that the sale would be held on the 21st day of August, 2012, between the legal hours of 11 o'clock a.m. and 4 o'clock p.m., at public outcry, to the highest bidder for cash at the East front door at Courthouse located at 2535 Hwy. 51 South of the DeSoto County Courthouse at Hernando, Mississippi; and

WHEREAS, I, John C Morris IV, Substitute Trustee, did on the 21st day of August, 2012, within legal hours, offer for sale and did sell, to the highest bidder for cash at the East front door at Courthouse located at 2535 Hwy. 51 South of the DeSoto County Courthouse at Hernando, Mississippi the following described real property, to-wit:

Lot 69, Section B, Henry's Plantation Subdivision, in Section 22, Township 1 South, Range 6 West, Desoto County, Mississippi, as per plat thereof recorded in Plat Book 67, Page 21, in the Office of the Chancery Clerk of Desoto County, Mississippi.

WHEREAS, at said sale Wells Fargo Bank, N.A. was the highest bidder and best bidder, therefore, for the sum of \$164,221.98 and the same was then and there struck off to Wells Fargo Bank, N.A. and it was declared the purchaser thereof; and

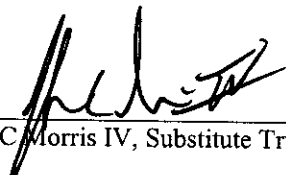
WHEREAS, everything necessary to be done to have a good and lawful sale was done in accordance with law and the terms of the Deed of Trust; and

NOW THEREFORE, I, John C Morris IV, Substitute Trustee, for the consideration of \$164,221.98 do hereby convey the above-described property to Wells Fargo Bank, N.A.

I convey only such title as is vested in me as Substitute Trustee.

FM/F09-1159

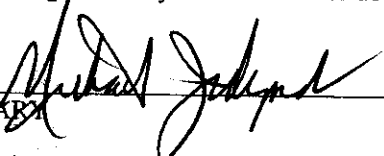
WITNESS MY SIGNATURE, this the 22 day of August, 2012.


John C Morris IV, Substitute Trustee

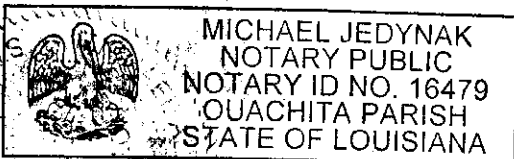
STATE OF LOUISIANA

PARISH OF OUACHITA

PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the aforesaid jurisdiction, on this, the 22 day of August, 2012, the within named John C Morris IV, Substitute Trustee, who acknowledged that (s)he executed the above and foregoing instrument of writing, after first having been duly authorized so to do as Substitute Trustee.


NOTARY

AT DEATH
MY COMMISSION EXPIRES



F09:1159

AFFP

F09-1159/Farmer

Affidavit of Publication

DESOTO TIMES-TRIBUNE

STATE OF MISSISSIPPI } SS
COUNTY OF DESOTO }

DIANE SMITH, being duly sworn, says:

That she is a Clerk of the DESOTO TIMES-TRIBUNE, a newspaper of general circulation in said county, published in Hernando, DeSoto County, Mississippi; that the publication, a copy of which is printed hereon, was published in the said newspaper on the following dates:

July 31, 2012, August 07, 2012, August 14, 2012

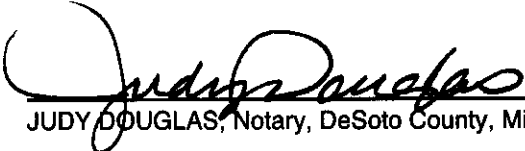
That said newspaper was regularly issued and circulated on those dates.

SIGNED:



Clerk

Subscribed to and sworn to me this 14th day of August 2012.



JUDY DOUGLAS, Notary, DeSoto County, Mississippi

My commission expires: January 16, 2013

00002954 00013057 318-323-9741

Morris & Associates
2309 Oliver Road
Monroe, LA 71201

Substitute Trustee's Notice of Sale
STATE OF MISSISSIPPI
COUNTY OF DeSoto

WHEREAS, on the 20th day of December, 2005 and acknowledged on the 20th day of December, 2005, Ricky Farmer AKA Rickie Farmer, an unmarried man, executed and delivered a certain Deed of Trust unto Lem Adams, III, Attorney, Trustee for Mortgage Electronic Registration Systems, Inc. as nominee for Union Federal Bank of Indianapolis, Beneficiary, to secure an indebtedness therein described, which Deed of Trust is recorded in the office of the Chancery Clerk of DeSoto County, Mississippi in Book 2388 at Page 638; and
WHEREAS, on the 23rd day of April, 2009, Mortgage Electronic Registration Systems, Inc., assigned said Deed of Trust unto Wells Fargo Bank, N.A. dba Americas Servicing Company, by instrument recorded in the office of the aforesaid Chancery Clerk in Book 3021 at Page 472; and
WHEREAS, on the 10th day of July 2012, the Holder of said Deed of Trust substituted and appointed John C Morris IV as Trustee in said Deed of Trust, by instrument recorded in the office of the aforesaid Chancery Clerk in DK T Book 3467 at Page 551; and

WHEREAS, default having been made in the payments of the indebtedness secured by the said Deed of Trust, and the Holder of said Deed of Trust, having requested the undersigned so to do, on the 21st day of August, 2012, I will during the lawful hours of between 11:00 a.m. and 4:00 p.m., at public outcry, offer for sale and will sell, at the East front door at Courthouse located at 2535 Hwy. 51 South of the DeSoto County Courthouse at Hernando, Mississippi, for cash to the highest bidder, the following described land and property situated in DeSoto County, Mississippi, to-wit:

Lot 69, Section B, Henry's Plantation Subdivision, in Section 22, Township 1 South, Range 6 West, Desoto County, Mississippi, as per plat thereof recorded in Plat Book 67, Page 21, in the Office of the Chancery Clerk of Desoto County, Mississippi. I will only convey such title as is vested in me as Substitute Trustee.

WITNESS MY SIGNATURE, this 23rd day of July, 2012.

John C Morris IV
Substitute Trustee
2309 Oliver Road
Monroe, LA 71201
(318) 330-9020
FM/F09-1159
PUBLISH: 7-31-12 / 8-7-12 / 8-14-12

